Avondale 50

Minor General Plan Amendment
Application PL-19-0159

Rezoning from AG to PAD
Application PL-19-0160

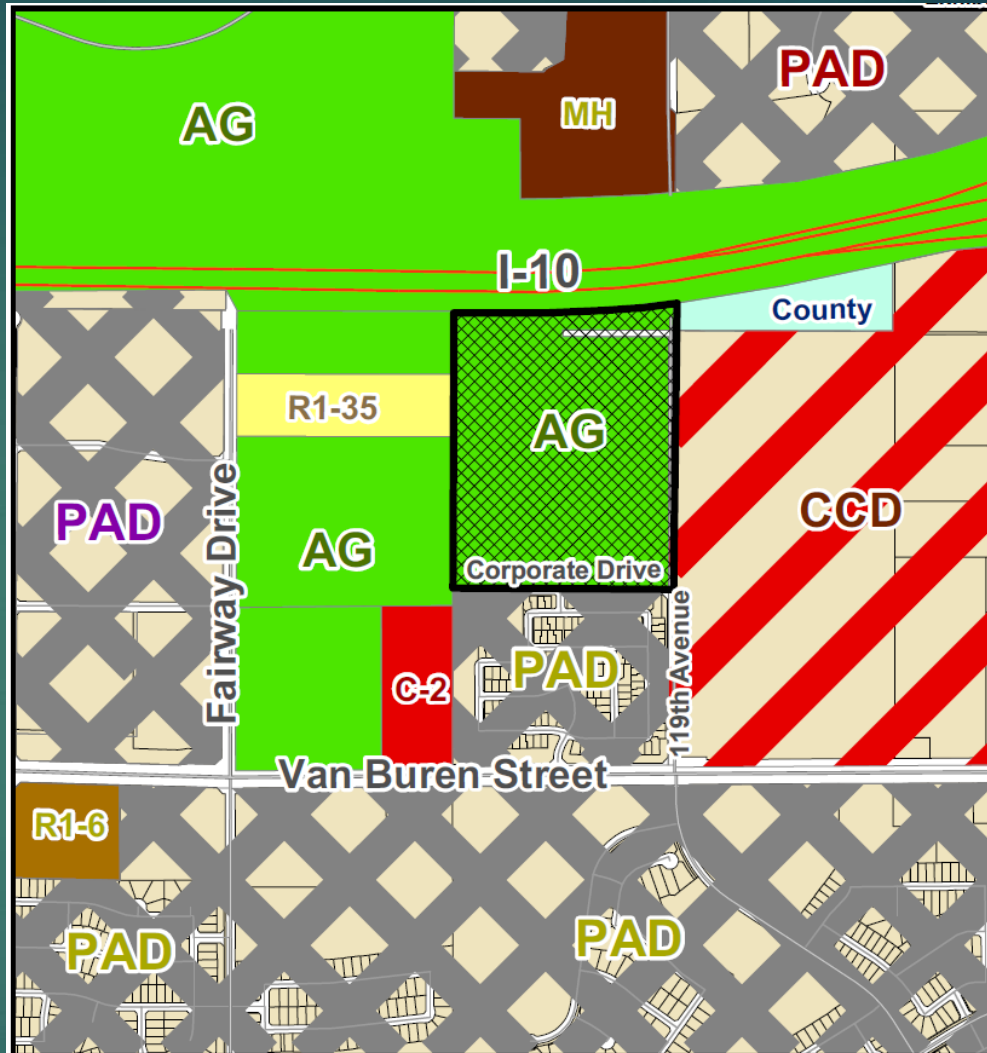*Planning Commission Meeting*

November 21, 2019

Avondale

Purpose

- Review a proposed Minor General Plan Amendment and Rezoning to Planned Area Development (PAD) for the proposed Avondale 50 development, conduct separate public hearings for each item, and forward recommendations to the City Council on each

Aerial Photograph

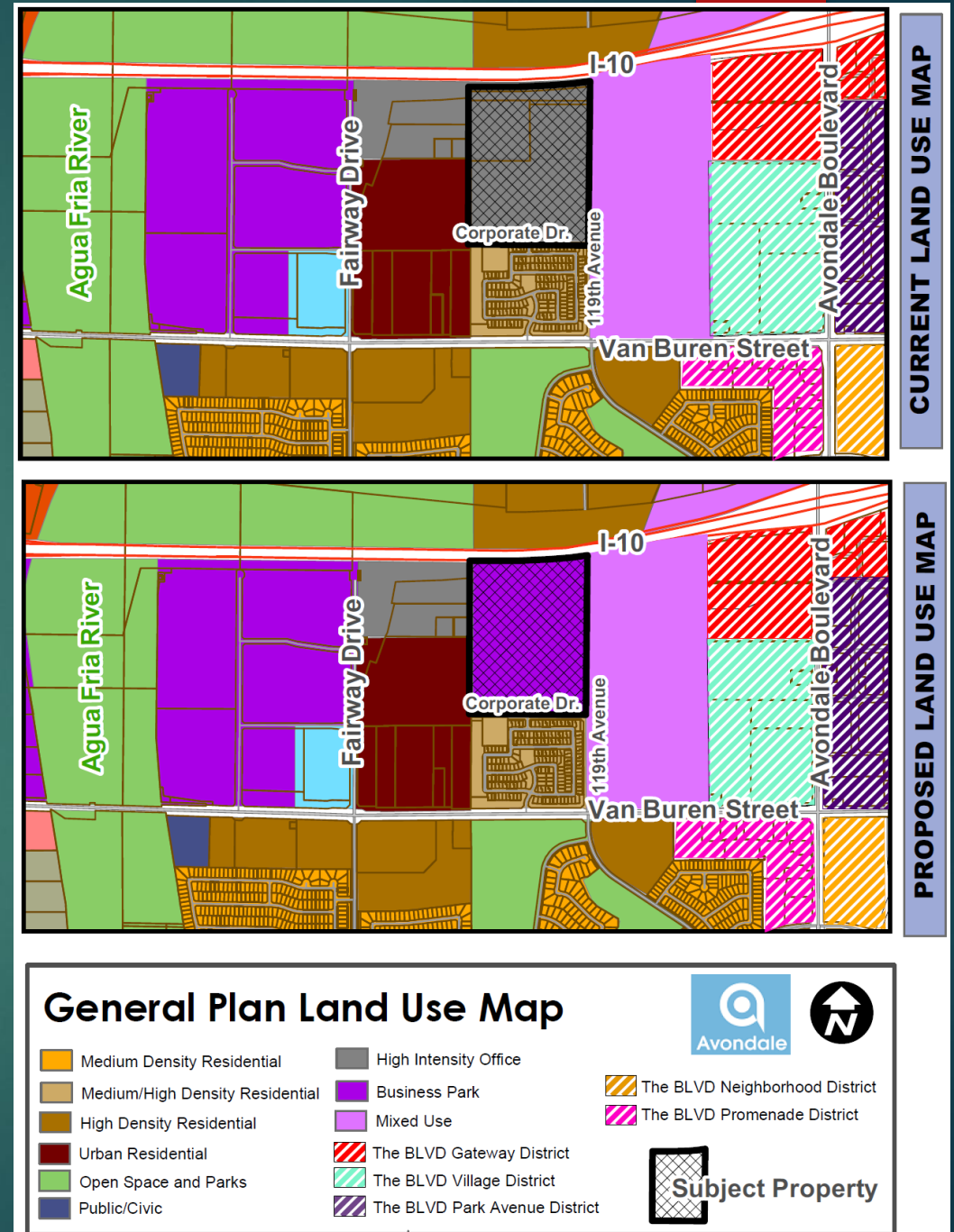Avondale — Subject Property
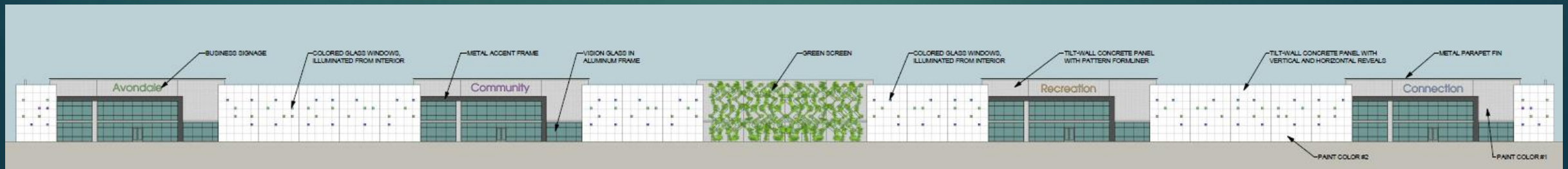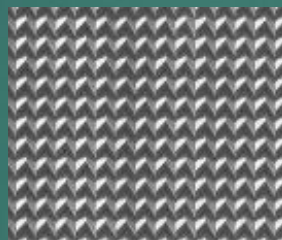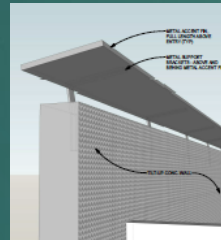
Zoning Vicinity Map

Avondale — Subject Property

Background

- 50.56 gross acres
- Annexed in 1978
- Rezoned from AG to Avondale Spectrum PAD in 2008
- Reverted from PAD to AG in 2011
- Current GP Designation: High Intensity Office
- Proposed GP Designation: Business Park

CURRENT LAND USE MAP

PROPOSED LAND USE MAP

General Plan Land Use Map

Avondale

- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Urban Residential
- Open Space and Parks
- Public/Civic
- High Intensity Office
- Business Park
- Mixed Use
- The BLVD Gateway District
- The BLVD Village District
- The BLVD Park Avenue District
- The BLVD Neighborhood District
- The BLVD Promenade District
- Subject Property

Avondale 50 PAD

- Site Design
- Uses
- Architecture
- Off-Site Improvements

Analysis

- Proposed GPA and Rezoning will result in development that is compatible with and complementary to existing and planned development on adjacent parcels
- Furthers General Plan and Freeway Corridor Specific Plan goals for development of employment generating uses
- Proposed uses are compatible with surrounding development
- Development standards exceed Zoning Ordinance requirements
- Exceptional design is provided
- Infrastructure improvements to be completed by developer

Public Participation/Notice

- All required notifications completed
  - Site Posting, Legal Advertisements in Arizona Republic, 1000-foot mailing
- Neighborhood Meeting – October 10, 2019 – City Hall Mojave Conference Room
  - No attendees
- aVOICE: 6 viewers, no comments
- One phone call from resident regarding truck traffic

Recommendation

Approval of Application PL-19-0159 Avondale 50

Minor General Plan Amendment

Approval of Application PL-19-0160 Avondale 50

Rezoning from AG to PAD

Subject to 13 recommended conditions

*** GPA must be approved in order for Rezoning to be approved***
Separate public hearings and separate motions required